



PLAY VIDEO



TO LET

MURRAYBURGH HOUSE

17 CORSTORPHINE ROAD
EDINBURGH EH12 6DD

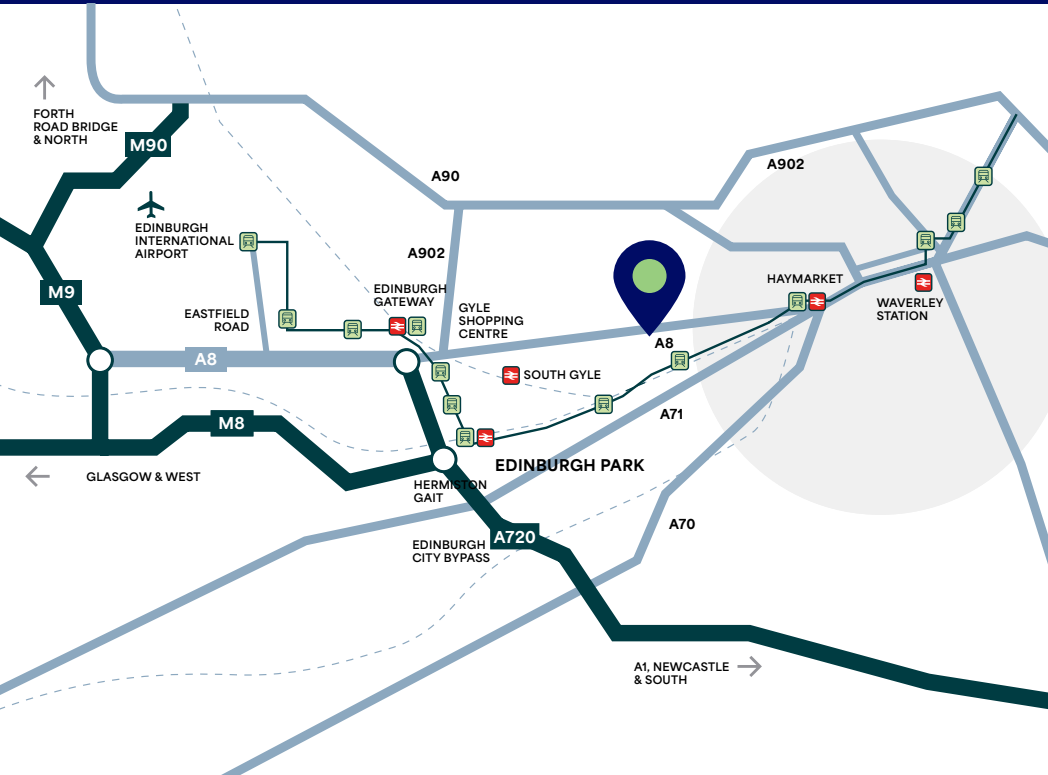
- Second floor office suites available
- From 1,770 to 4,735 SQ FT
- Dedicated car parking spaces with EV charging points
- Recently Refurbished
- Located on a main arterial road
- Flexible lease terms available

LOCATION

The subject property is located in the Murrayfield area of Edinburgh, which lies between Corstorphine and the West End. It is strategically situated on the west side of Edinburgh, approximately 4 miles from Edinburgh International Airport and one mile from Haymarket Railway Station.

The building benefits from a prominent position, fronting on to the A8 Corstorphine Road, which is one of the principal arterial routes into the City Centre.

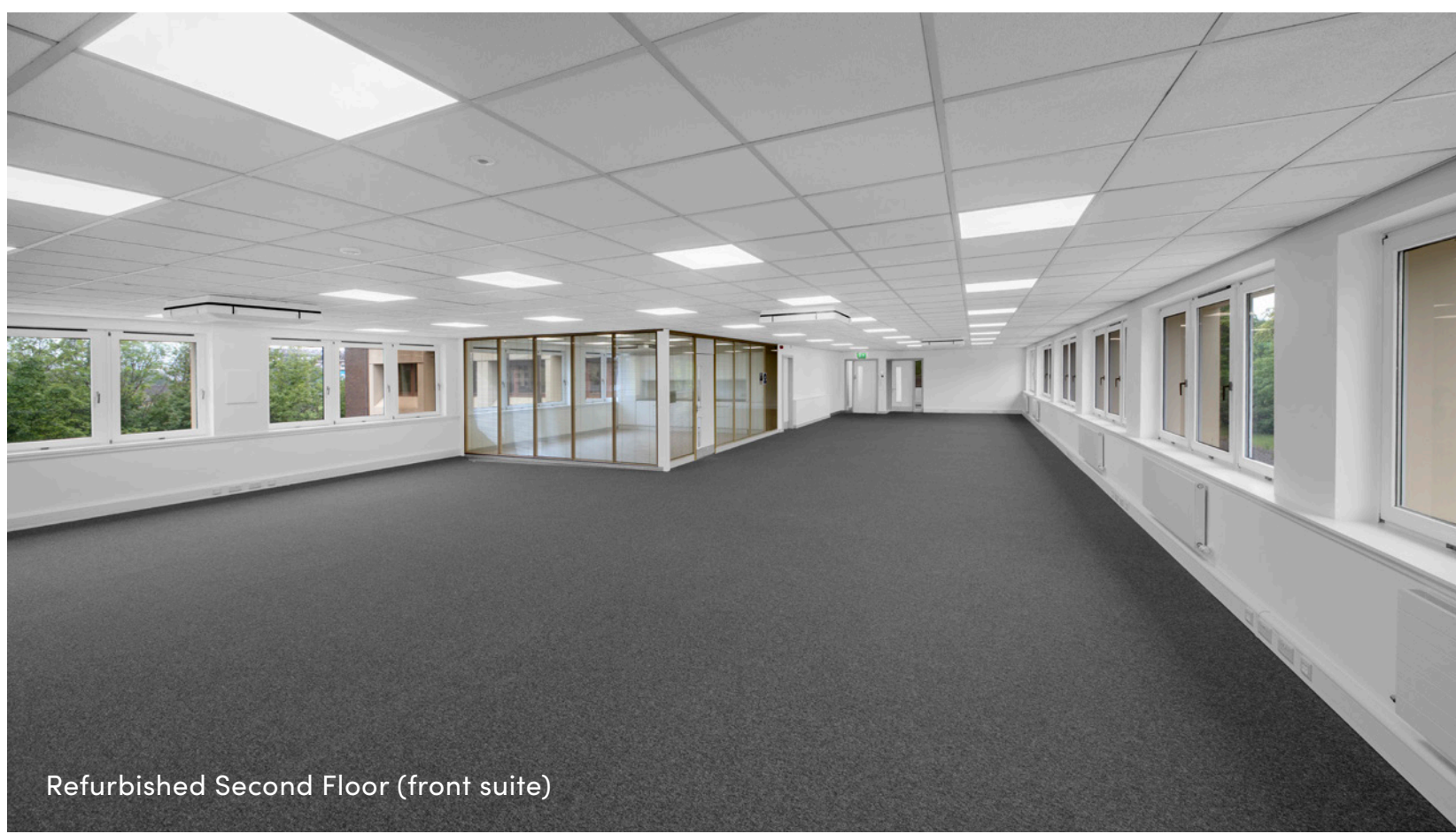
The subject premises are well served by convenience shopping available at nearby Roseburn Terrace as well as having the Greenway (priority bus lane) adjacent which serves the City Centre on a regular basis. The tram route runs nearby with access via Murrayfield tram stop which is within 5 mins walk from the building.



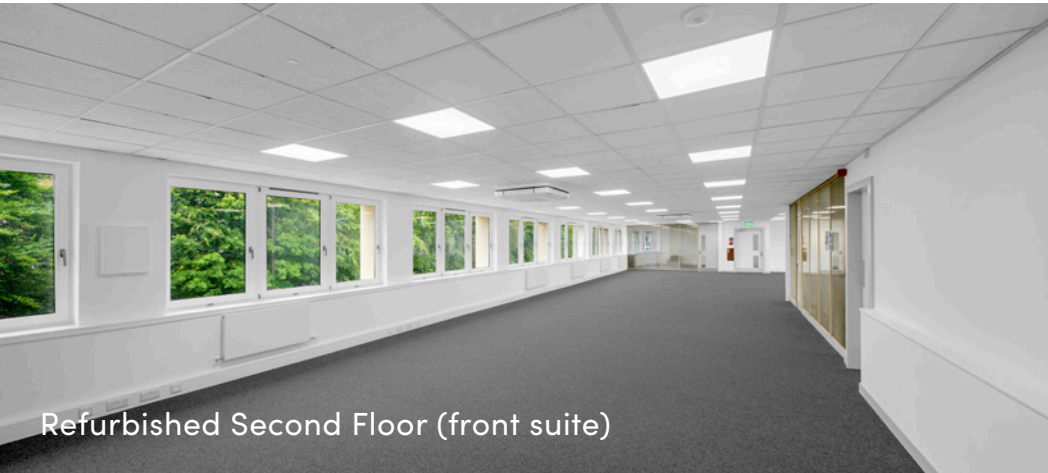
DESCRIPTION

The building is a concrete framed four-storey office property comprising basement, ground and two upper floors. It is a flat roof property with concrete cladding panels and facing brick forming the external fabric together with timber framed double glazed windows.

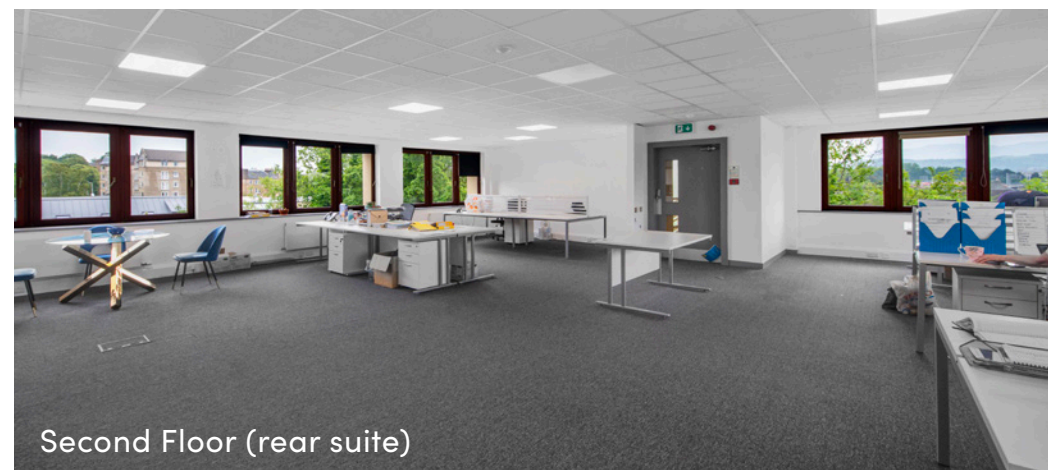
The available suites are located on the second floor, and benefit from a recent refurbishment, offering open-plan accommodation (with existing fit-out), new LED lighting, new heating system, redecoration and new floor coverings throughout.



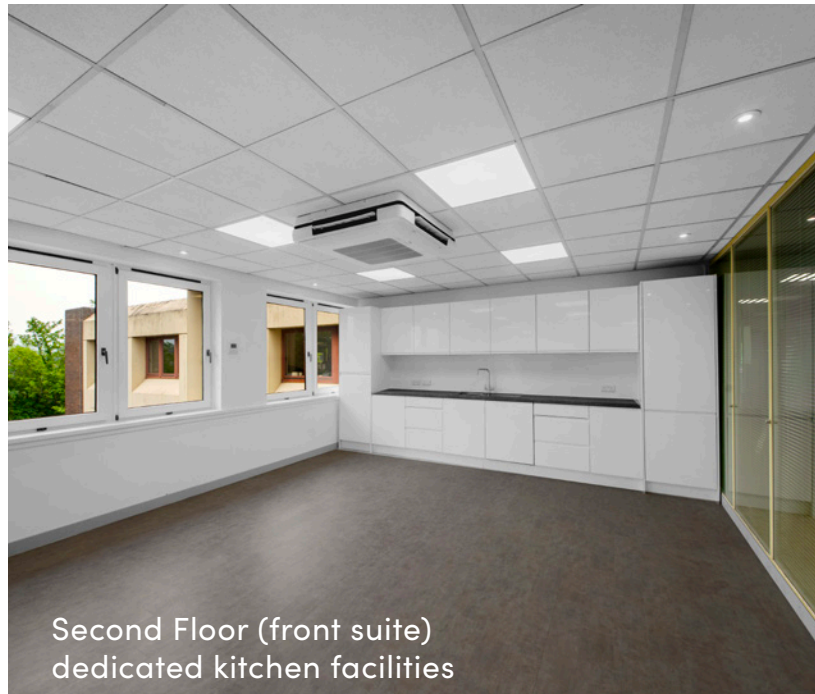
Refurbished Second Floor (front suite)



Refurbished Second Floor (front suite)



Second Floor (rear suite)



Second Floor (front suite)
dedicated kitchen facilities



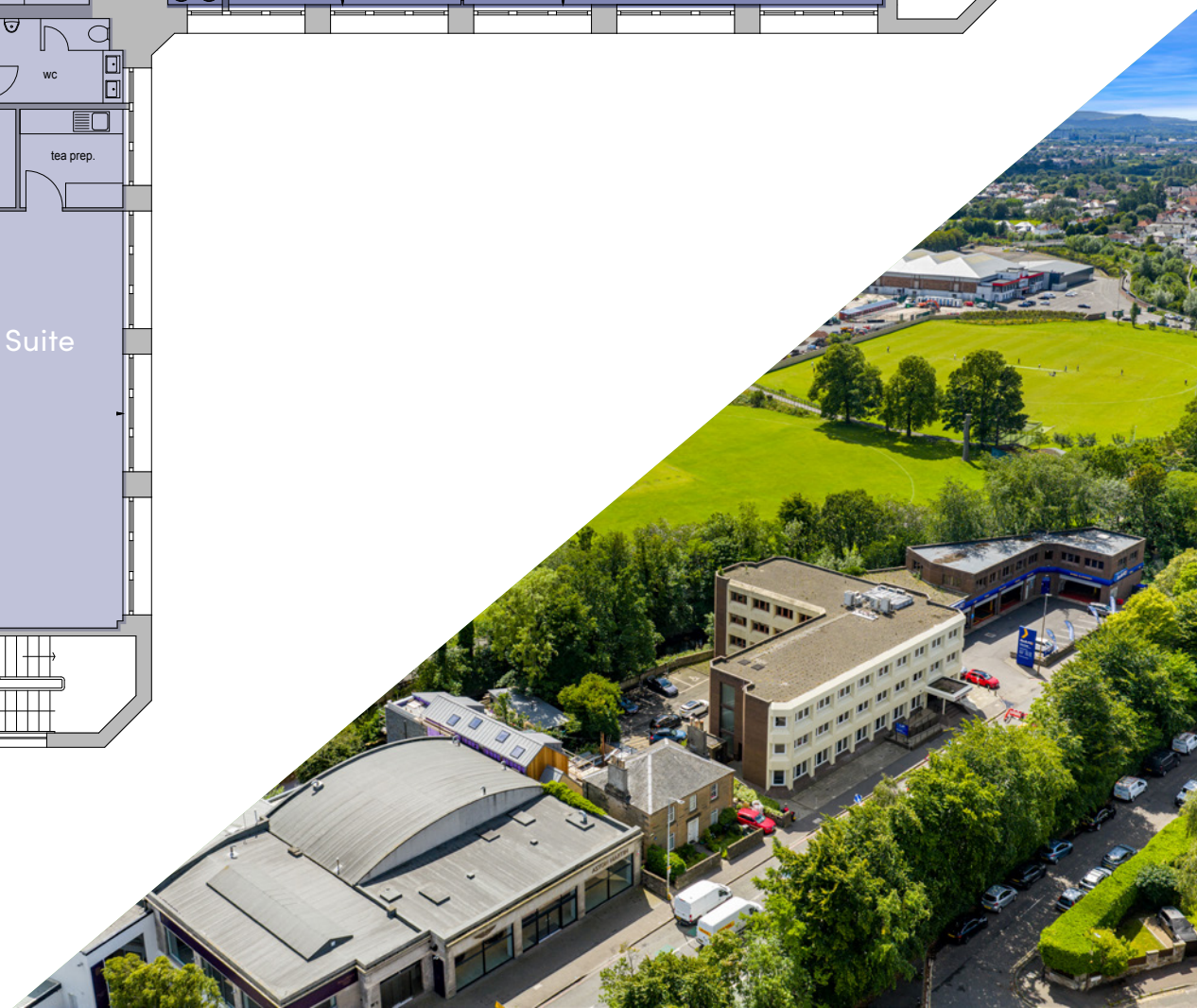
Reception

ACCOMMODATION

We calculate that the net internal areas of the available second floor rear suite are as follows:

Suite	SQ M	SQ FT
Second Floor Front Suite	281.21	2,965
Second Floor Rear Suite	164.43	1,770
Total	445.64	4,735

7 dedicated car parking spaces are located immediately to the rear of the property. EV charging facilities have also been installed.



EPC

The property has an EPC "B" rating.

TERMS

Flexible lease terms are available to suit occupier requirements. Further information is available from the sole letting agent, including service charges for the demised space.

RATEABLE VALUE

Second Floor Front Suite - £29,000, resulting in rates payable (2024/25) £14,442.

Second Floor Rear Suite - £17,300, resulting in rates payable (2024/25) £8,615.

LEGAL COSTS

Each party to bear their own legal costs, however, the ingoing owner/occupier will incur LBTT, Registration Dues and any other costs chargeable, to include VAT.

VAT

All prices, premiums, rents etc. are quoted exclusive of VAT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole letting agent:

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